162.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	733,400 / 733,400
					USE VALUE:	733,400 / 733,400
					ASSESSED:	733,400 / 733,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
105		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OBRIEN CAROLINE M/TRUSTEE
Owner 2:	CAROLINE M OBRIEN LIVING TRUST
Owner 3:	
Street 1:	105 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	OBRIEN CAROLINE M -
Owner 2:	-
Street 1:	105 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,126 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1600 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

Joan R O`Bri

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6126.000	326,800	5,100	401,500	733,400
Total Card	0.141	326,800	5,100	401,500	733,400
Total Parcel	0.141	326,800	5,100	401,500	733,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 458.38 | /Parcel: 458.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	108056
GIS Ref	
GIS Ref	
Insp Date	07/21/18

!12651!

PREVIOUS ASSESSMENT

Parcel ID: 162.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	326,900	5100	6,126.	401,500	733,500	733,500	Year End Roll	12/18/2019
2019	101	FV	247,900	5100	6,126.	401,500	654,500	654,500	Year End Roll	1/3/2019
2018	101	FV	247,900	5100	6,126.	355,600	608,600	608,600	Year End Roll	12/20/2017
2017	101	FV	240,900	5100	6,126.	298,300	544,300	544,300	Year End Roll	1/3/2017
2016	101	FV	240,900	5100	6,126.	298,300	544,300	544,300	Year End	1/4/2016
2015	101	FV	234,900	5100	6,126.	258,100	498,100	498,100	Year End Roll	12/11/2014
2014	101	FV	234,900	5100	6,126.	249,500	489,500	489,500	Year End Roll	12/16/2013
2013	101	FV	234,900	5100	6,126.	237,500	477,500	477,500		12/13/2012

PRINT

Date	Time
12/11/20	02:43:19

LAST REV

Date	Time
08/09/18	14:38:16

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12651

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OBRIEN CAROLINE	69295-394		5/17/2017	Convenience	1	No	No		
DANTONIO PATRIC	65675-86		7/3/2015	Family	448,116	No	No		
OBRIEN PATRICK	65675-84		7/3/2015	Convenience	99	No	No		
	11847-443		6/4/1970		29,014	No	No		Patrick J O`Brien dod 8/19/2012

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/18/2017	561	Manual	25,000	C				
3/14/2016	276	Redo Kit	57,000					redo Kitch and bat
10/13/2015	1539	Redo Bat	9,000					
9/5/1995	508	Manual	9,000					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	Inspected	BS	Barbara S
5/31/2018	MEAS&NOTICE	BS	Barbara S
2/28/2017	Measured	DGM	D Mann
2/28/2017	Permit Visit	DGM	D Mann
12/22/2008	Meas/Inspect	336	PATRIOT
10/27/2000	Hearing Chag	189	PATRIOT
1/27/2000	Inspected	276	PATRIOT
12/6/1999	Measured	263	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	108056
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6126		Sq. Ft.	Site		0	70.	0.94	8			Topo	-5					401,513						401,500	

Total AC/HA:	0.14063	Total SF/SM:	6126	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	401,513	Spl Credit		Total:	401,500				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:	I - UFFI	10.	%
Economic:			%
Special:			%
Override:			%
	Total:	26.74	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.30624998
Const Adj.:	0.98990101
Adj $ / SQ:	161.632
Other Features:	90300
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	446111
Depreciation:	119290
Depreciated Total:	326821

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

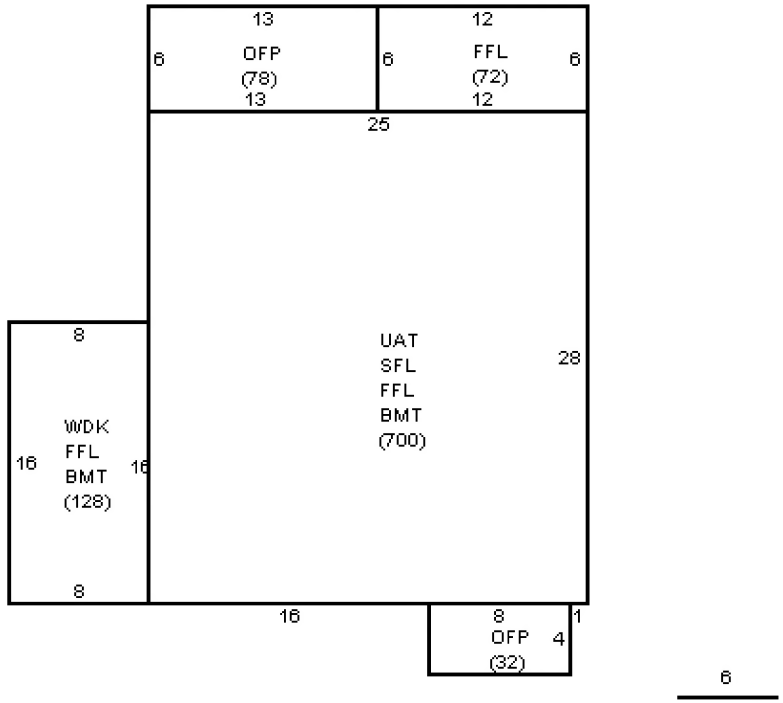
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	177.80
Special Features:	0	Val/Su Net:	115.03
Final Total:	326800	Val/Su SzAd	204.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	900	161.630	145,469
BMT	Basement	828	48.490	40,149
SFL	Second Floor	700	161.630	113,143
UAT	Upper Attic	175	64.650	11,314
WDK	Deck	128	13.670	1,750
OFP	Open Porch	110	31.180	3,430

Net Sketched Area:	2,841			Total:	315,255
Size Ad	1600	Gross Are	3366	FinArea	1600

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

162.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100